

Board of County Commissioners

Development Review

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July 15, 2002 DRC Meeting

Meeting convened at 2:07 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Bob Carver-Building Official and Alysia Akins-Committee Secretary.

Ms. Keenum moved to approve the DRC minutes of June 17, 2002. Mr. Helms seconded the motion and the motion carried.

Old Business-

None

New Business-

County Crossings Subdivision

Medium Development

Engineering Site Plan

Roger Strcula and Brad Bachnacht, Upham, Inc., were present and proposing to subdivide the subject property into nine lots with one lot being the master drainage retention pond for the entire subdivision. The request requires SWFWMD and land use approvals, along with issues regarding CR 109 being addressed. A letter from the Oakland Hills Homeowner Association is to be submitted. The Committee members were informed that the issues regarding the realignment of CR 109 have been discussed with Public Works, and a resolution is being sought. There are lift station concerns, which can be addressed with the submittal of the proper paperwork. Streets and utilities being vacated prior to construction will be brought before the BOCC next month. Abutting property owner access was discussed.

Mr. Helms moved to approve the request, subject to the engineering issues being addressed and the receipt of SWFWMD approvals and land use approvals from DCA. Mr. Carver seconded the motion and the motion carried.

The developer's agreement which limits square footage, required hearings and review time was discussed.

County Crossings Subdivision

Final Plat

Site Plan

Roger Strcula and Brad Bachnacht, Upham, Inc., were present and proposing to subdivide the subject property into nine lots with one lot being the master drainage retention pond for the entire subdivision. Future amendments to the subject property were discussed. Ownership of abutting property was also discussed. The request requires a title certificate, a copy of the recorded deed showing the owner of record and supporting materials for the plat-build. The surveyor of the project is waiting on the title opinion. This request being approved will also be subject to final approvals from DCA. Right-of-way concerns and vacated roadways were discussed. The same engineering concerns from the previous request were also discussed regarding the plat.

Mr. Helms moved to recommend approval of the request, subject to the engineering comments being addressed, the title opinion and certificate being placed on the plat, DCA approvals of the land use change and the submittal of the surveyor's comments. Mr. Carver seconded the motion and the motion carried.

The process regarding DCA and BOCC approvals was discussed.

Lowes Home Improvement Warehouse

Major Development

Engineering Site Plan

Roger Strcula and Brad Bachnacht, Upham, Inc., were present and proposing to develop a 141,533 gross square foot building and 30,483 square foot garden center with 664 total parking spaces. Comments were discussed similar to the previous requests. This request also needs SWFWMD and land use approvals. If the surrounding properties are rezoned, the screening requirements for the subject property may change. Plat approvals were discussed. Any future land use changes will need to be discussed with Mrs. Rogers.

Mr. Helms moved to approve the request, subject to SWFWMD, land use and record plat approvals. Ms. Keenum seconded the motion and the motion carried.

Slight building changes for storage areas and how the changes would affect the parking area were discussed. The proposed hearing schedule for this project was also discussed.

The Villages-Summerhill Recreation Center

Major Development

Preliminary Review

Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present and proposing to develop a 630 square foot postal facility and recreation center. *Drainage calculations need to be provided. The subject property is not in the 100-year flood plain, but some areas are in Zone A, which will need to be shown on the plans.* A solid waste facility was not shown on the plans due to curbside pick-up. Ramps and handicapped areas were discussed. Sidewalk widths and wheel stops were also discussed.

Attorney Neal arrived at approximately 2:30 PM.

The depth of the piping will need to be shown on the engineering plans, a street sign instead of a stop sign needs to be shown at the entrance and site data needs to be provided. Landscaping of the subject property was discussed. An aerial map is not required. *A correction in the curve radius of the legal description needs to be changed.* The difference between the 100-year flood plain and Zone A was discussed.

Mr. Helms moved to recommend approval of the request, subject to the discussed comments being addressed. Mr. Carver seconded the motion and the motion carried.

The restrictive covenants for County Crossings and proposed opinion of title were discussed.

Public Forum-

None

The next DRC meeting is scheduled for July 22, 2002 and such materials have been submitted.

Mr. Helms moved to adjourn.

Meeting adjourned at 2:39 PM.